

IN RE: PETITION FOR SPECIAL HEARING	* BEFORE THE
NW/Corner Meyers Drive and	
Norhurst Way	* ZONING COMMISSIONER
(600 Meyers Drive)	
1st Election District	* OF BALTIMORE COUNTY
1st Councilmanic District	
	* Case No. 96-276-SPH
William D. Mengers	
Petitioner	*
	* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for that property known as 600 Meyers Drive, located in the vicinity of Old Frederick Road in Catonsville. The Petition was filed by the owner of the property, William D. Mengers. The Petitioner seeks approval of a two-apartment dwelling on the subject property as a legal, nonconforming use. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition was William D. Mengers, property owner. Also present were Jane Bowie and Wilbert Owens, residents of the surrounding locale. There were no Protestants present, however, a Petition in opposition, which was signed by many of the residents in the neighborhood, was received by this office and has been incorporated into the record.

Testimony and evidence offered on behalf of the Petition revealed that the subject property consists of .20 acres, more or less, zoned D.R. 5.5 and is improved with a two-story dwelling and a detached one-story garage. Mr. Mengers has owned the property since March 1987. Presently, the dwelling consists of three apartments, one in the basement, and one each on the second and third floors. Apparently, the basement apartment is quite small; however, both the first and second floor apartments con-

ORDER RECEIVED FOR FILING
 Date 3/11/96
 By [Signature]

MICROFILMED

tain two bedrooms, a kitchen, bath, and a living room and dining room area, respectively. Mr. Mengers noted that each apartment has a private entrance and has separate utility meters. In support of his request, Mr. Mengers introduced a copy of two deeds which are recorded in the Land Records of Baltimore County. These deeds indicate that the property was acquired by David W. Tweedale and his wife, Goldie W. Tweedale, in March of 1953, and subsequently sold by Mr. & Mrs. Tweedale in December of 1953. During this brief period of ownership, the subject dwelling was constructed. The Petitioner also submitted an affidavit from Mr. Thomas J. Reeb who resides immediately to the rear of the subject property at 2002 Norhurst Way South. This affidavit indicates that the subject property has been occupied as a two-apartment dwelling continuously and without interruption since it was built in 1953. Lastly, the Petitioner offered a letter from Mrs. Tweedale which confirms that she and her husband built the house in 1953 as a two-apartment dwelling. Mr. Mengers was unable to produce any competent evidence as to when the third apartment unit in the basement was added and conceded that he could only request a nonconforming use designation for two apartments. He further agreed that the third apartment would be removed shortly.

Ms. Bowie and Mr. Owens are residents of the surrounding community. They appeared mainly to monitor the proceedings and to register certain objections as to the maintenance of the property. Discussion regarding this issue disclosed that Mr. Mengers has recently made some improvements to the property and that he will make efforts in the future to assure that his tenants are properly maintaining the site. Ms. Bowie and Mr. Owens confirmed that the property has been utilized as an apartment building for so long as they have been familiar with the site.

A nonconforming use is defined in Section 101 of the Baltimore County Zoning Regulations (B.C.Z.R.) and regulated in Section 104 thereof. Essentially, a nonconforming use designation is bestowed on a property to grandfather same from a zoning regulation which prohibits an existing use. In this case, apartments were permitted under the zoning regulations which were in effect in 1953 when the house was constructed. When the regulations were comprehensively amended in 1955, only single family dwellings were allowed. Thus, in order to qualify for a nonconforming use status, the Petitioner must demonstrate that the use existed prior to 1955 and that such use has been continuous and without interruption since that time.

After due consideration of the testimony and evidence presented, it is clear that a legal nonconforming use of the subject property as a two-apartment dwelling exists and should be granted. The testimony and evidence offered in this regard was uncontradicted and persuasive. The affidavit of Mr. Reeb and the letter from Mrs. Tweedale are particularly relevant. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare. However, as noted earlier, a third apartment exists in the basement of this dwelling and the Petitioner agreed that this third apartment would be removed shortly. Therefore, as a condition of approval of the subject property as a non-conforming two-apartment dwelling, the Petitioner shall remove the third apartment within ninety (90) days of the date of this Order.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of March, 1996 that the Petition for Special Hear-

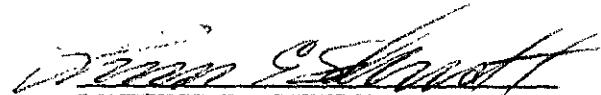
ORDER RECEIVED FOR FILING

Date

By

ing to approve a two-apartment dwelling on the subject property as a legal, nonconforming use, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petitioner shall have ninety (90) days from the date of this Order in which to remove the third apartment located in the basement of the subject dwelling.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County


LES:bjs

ORDER RECEIVED FOR FILING

Date

3/11/96

By



Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

March 11, 1996

Mr. William D. Mengers
100 South Rolling Road
Baltimore, Maryland 21228

RE: PETITION FOR SPECIAL HEARING
NW/Corner Meyers Drive and Norhurst Way
(600 Meyers Drive)
1st Election District - 1st Councilmanic District
William D. Mengers - Petitioner
Case No. 96-276-SPH

Dear Mr. Mengers:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Ms. Jane L. Bowie
612 Norhurst Way, Catonsville, Md. 21228

People's Counsel

File

MICROFILMED





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

600 MEYERS DR.
BALTO. MD. 21228

which is presently zoned D.R. 5.5

96-276-SPH

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

the nonconforming use of a two-apartment dwelling

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

100 SOUTH ROLLING RD. 788-0538
Address Phone No. W. 993-7570

BALTO. MD. 21228
City State Zipcode
Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING
unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: MDI DATE 1/17/96

ORDER RECEIVED FOR FILING

Date

By



Zoning Administration

Development Management

Zoning Description

ZONING DESCRIPTION FOR 600 MEYERS DR.

96-276-SRH

Beginning at a point on the West side of Meyers Dr. which is 30 Ft. wide at the distance of 34 Ft. North-East of the centerline of Norhurst Way S which is 30 Ft. wide. Being Lot # 1, Block (none), Section (None), in the subdivision of Norhurst as recorded in Baltimore County Plat Book # 14, Folio # 5, containing 8,887 square Ft. Also known as 600 Meyers Dr. and located in the 01 Election District and the Councilmanic District.

275

CERTIFICATE OF POSTING 96-296-SPH
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1st

Posted for: Special Hearing

Date of Posting 2/19/96

Petitioner: William D. Mengers

Location of property: 600 Meyers Davis

Location of Sign: Facing road on property being zoned

Remarks: _____

Posted by _____

W.D. Mengers
Signature

Date of return: 2/16/96

Number of Signs: 1



NOTICE OF HEARINGS

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 416 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 148, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #96-276-SPH (Item 275)

600 Meyers Drive corner W/S Meyers Drive, NS South Norhurst Way 1st Elected District

1st Councilmember

Legal Owner(s):

William D. Meagres
Special Hearing: to approve the nonconforming use of a two apartment dwelling.
Hearing: Wednesday, February 28, 1996 at 10:00 a.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations Please Call 867-3363.

(2) For information concerning the File and/or Hearing, Please Call 867-3361.

2/107 Feb. 8. C30274

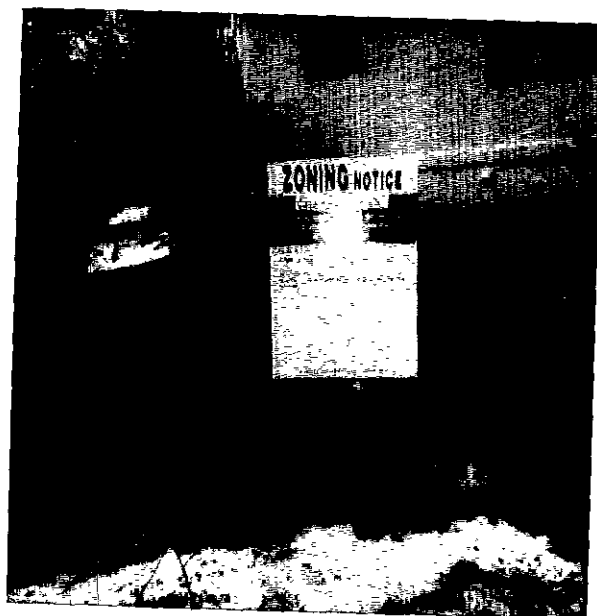
CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/8, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/8, 1996.

THE JEFFERSONIAN,

A. H. Enid
LEGAL AD. - TOWSON



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

96-276-SPH

DATE 1-12-96 ACCOUNT 01-615

7.4 in 2.75
Pay 7.50K

AMOUNT \$ 85.00

RECEIVED Mengers, William - 600 Hayes Ave

FROM:

030- Sybil Herring - \$50.00
080 1500 - \$35.00

FOR: \$85.00

William Mengers

00000273MCHRR

\$85.00

0011822AMUL 12 96

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

NAME: William D. Mengers

ADDRESS: 100 South Rolling Rd.

Balto. MD. 21228

PHONE NUMBER: (410) 788-0338



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 275 Petitioner: William D. Mengers

Location: 600 Meyers Drive

PLEASE FORWARD ADVERTISING BILL TO:

NAME: William D. Mengers

ADDRESS: 100 South Rolling Rd.
Balto. md. 21228

PHONE NUMBER: (410) 788-0338

TO: PUTTUXENT PUBLISHING COMPANY
February 8, 1996 Issue - Jeffersonian

Please forward billing to:

William D. Mengers
100 South Rolling Road
Baltimore, MD 21228
788-0338

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-276-SPH (Item 275)
600 Meyers Drive
corner W/S Meyers Drive, N/S South Norhurst Way
1st Election District - 1st Councilmanic
Legal Owner: William D. Mengers

Special Hearing to approve the nonconforming use of a two apartment dwelling.

HEARING: WEDNESDAY, FEBRUARY 28, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824

January 31, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-276-SPH (Item 275)
600 Meyers Drive
corner W/S Meyers Drive, N/S South Norhurst Way
1st Election District - 1st Councilmanic
Legal Owner: William D. Mengers

Special Hearing to approve the nonconforming use of a two apartment dwelling.

HEARING: WEDNESDAY, FEBRUARY 28, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: William D. Mengers

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 21, 1996

William D. Mengers
100 South Rolling Road
Baltimore, MD 21228

RE. Item No.: 275
Case No.: 96-276-SPH
Petitioner: W. D. Mengers

Dear Mr. Mengers:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on January 17, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

MICROFILMED



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Feb. 5, 1996
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for February 5, 1996
Items 272, 273, (275), 276 and 278 *4*

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

2000.05.01

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: February 2, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 273, 274,

275, 277, 278, 279, 281, 282, and 285

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Division Chief:

Jeffrey W. Long
Edry L. Kerns

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 01/29/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: WILLIAM D. MENGERS

LOCATION: CORNER W/S MEYERS DR. N/S SOUTH NORHURST WAY. (600 MEYERS DR.)

Item No.: 275

Zoning Agenda: SPECIAL EXCEPTION

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

1-26-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 275 (MTK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

MICROFILMED

AFFIDAVIT

The undersigned hereby affirms under the penalties of perjury to the Director of Department of Permits and Development Management (PDM), as follows:

That the information herein given is within the personal knowledge of the Affiant and the Affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

Thomas J. Reeb
AFFIANT (Handwritten Signature)
2002 NORHURST WAY S.
BALTO, MD 21228
ADDRESS (Printed)

THOMAS J. REEB
AFFIANT (Printed Name)
410-747-2218
TELEPHONE NUMBER

BASED UPON YOUR PERSONAL KNOWLEDGE, PLEASE ANSWER THE FOLLOWING:

1. Can you verify by this affidavit and/or testify in court, if necessary, that the home located at 600 Meyers Dr. has been occupied as a 2 apartment dwelling since January 1954? YES
(address) (month) (year) (2, etc.) (answer)

2. Can you also verify and testify, if necessary, that said apartments have been occupied by renters every year since January 1954? YES
(month) (year) (answer)

3. Will you realize any gain from the sale of this property? No
(answer)
*If the answer is yes, this form cannot be approved.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY this 23 day of December, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared THOMAS J. REEB, the Affiant herein, personally known or satisfactorily identified to me as such Affiant, and made oath in due form of law that the matters and facts herein above set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

Sally A. Bielaski
NOTARY PUBLIC
My Commission Expires _____

Revised 9/5/95

SALLY A. BIELASKI
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires January 3, 1998

* LOCATION AND PROPERTY FACTORS *

ACCOUNT NO: 01 0113856980 NAME KEY: MENGENS WILLIAM D

PREMISE ADDRESS

LEGAL DESC 1: IMPS NUMBER: 600 SUFFIX: DIR:
 LEGAL DESC 2: NW COR NORTHRIST WAY STREET: MEYER
 LEGAL DESC 3: NORTHRIST TYPE : LA
 CITY :
 ZIP :

CONDO NO:

CAMA SET: 00108 SUBSET: 00148

PROPERTY FACTORS

LAND DATA	PRIMARY STRUCTURE DATA	UTIL WATER 1 SEWER: 1
AREA: 8.883.00 S	GRADE : 4 YEAR BUILT:	LOCAL WTRFT: 0 REAR :
W/D: 64.28	CONSTR: 05 1950	STREET PAVED: UNPVD:
CAMA VALUATION UNIT: 1	STORY : 06	INFLU COM/IN: HISTR:
AGR LAND PRES FDN	TYPE : 01	TOPOG LEVEL: ROLLG:
AREA: 0.00	COND : 3	SHAPE RECTG: IRREG:
NON PERC	ENCLOSED AREA: 1872 SF	PLAN DEV DATE:
TEST DATE:	ADDITIONAL STRUCTURE DATA	
AREA: 0.00	UNITS: STORIES:	

F1 = PRIMARY F5 = TAX/NEW CONS F8 = NOTICES F11= APPEALS
 F2 = VALUES F6 = ENTRY SCREEN F10= PERMITS F13= INTAKE SHEET
 F4 = TRANSFERS

* PRIMARY INFORMATION *

ACCOUNT NO: 01 0113856980 NAME KEY: MENGENS WILLIAM D

10/23/92

TOWN: 000 SUB-DIST: GEO: 80 LAND USE: R M/USE: 0 OWNER OCC: N
 FIELD CARD NO.: 10176 BPRUC: 00000 M/FAM: ADVAL: 000 TX/CL:
 EXEMPT STATUS/CLASS: 0 000 REC IND: CRITICAL AREA:

OWNER NAME 1ST LINE: MENGENS WILLIAM D SUB-DIV:
 OWNER NAME 2ND LINE: PLAT :
 ADDRESS 1ST LINE : 100 S ROLLING RD SECTION:
 ADDRESS 2ND LINE : BLOCK :
 CITY STATE ZIP : BALTIMORE MD 21228 0000 MAP : 100
 GRID : 5
 ZONING: DATE CHANGED: M/ZONE: PARCEL : 644

ACTIVITY DATE COUNTY SERVICE CODE: DEED REF 1: / 7486/ 750
 1) 0 08/10/95 HOMEOWNER APPL DATE: DEED REF 2:
 2) R 09/13/94 APPEAL BOARD DATE : ADDN REF :
 3) R 08/17/94 HIGHER APPEAL DATE : PLAT REF : 14/ 5

F2 = VALUES F5 = TAX/NEW CONS F8 = NOTICES F11= APPEALS
 F3 = LOCATION F6 = ENTRY SCREEN F10= PERMITS F12= PRINT LABEL
 F4 = TRANSFERS F13= INTAKE SHEET

APPROVED
 10/23/92

LIBER 2262 PAGE 314

This Deed, Made this

17th

day of March

in the year one thousand nine hundred and ~~1914~~ 1915, by and between ~~WILLIAM E. GAY,~~
~~Married~~

of Baltimore County in the State of Maryland, of the first part, and

DAVID W. WHEEDALE and GOLDIE W. WHEEDALE, his wife

of the second part.

Witnesseth, that in consideration of the sum of ~~one dollar and other good and~~
 valuable considerations, receipt of which is hereby acknowledged
 the said ~~WILLIAM E. GAY,~~

do hereby grant and convey unto the said DAVID W. WHEEDALE and GOLDIE W. WHEEDALE, his wife,
 as tenants by the entireties, their assigns, the survivor of them and the survivor's

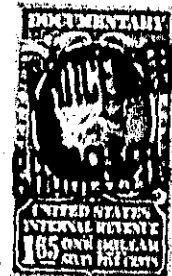
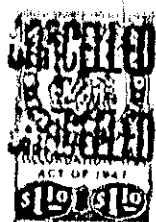
heirs and assigns, in fee simple, all that lot of ground, situate, lying and being in
 Baltimore County, aforesaid, and described as follows, that is to say:—

Beginning for the

being all that lot of ground known and designated as Lot No. 2 on the Plat of Northurst
 filed among the files of the Baltimore County Clerk in Liber J.M.S. No. 14 Folio 3
 having a frontage on the Westinghouse side of Bay View as indicated of 34.92 feet average
 width of 34.92 feet and an irregular depth.

BEING the same lot of ground the reversionary interest in which was acquired by the
 Grantor herein by a Deed dated December 27, 1914 and recorded among the Land Records
 of Baltimore County in Liber J.M.S. No. 14 Folio 495 from Norman A. Babighurst and
 wife.

BEING also the same lot of ground the reversionary interest in which was acquired by
 the said Grantor herein by a Deed dated March 2, 1915 and recorded among the Land
 Records of Baltimore County in Liber J.M.S. No. 14 Folio 495 from Norman A. Babighurst
 and wife.



Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

To Have and To Hold the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said

THESE are the results of the analysis of the data obtained from the experiments described above.

heirs and assigns, in fee simple,

12. The only way to obtain a nonempty intersection is to have A in the first row and the second column of \mathcal{A} . In other words, $\mathcal{A} = \begin{bmatrix} A & B \\ C & D \end{bmatrix}$.

And the said part of the first part hereby covenant that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property granted and that she will execute such further assurances of the same as may be requisite.

Witness the hand and seal of said grantor .

TEST:

Samuel H. Walker
1890-1900

Myrtle J. Gay. (SEAL)
MYRTLE J. GAY

(SEAL)

STATE OF MARYLAND, CITY OF BALTIMORE

to wit:

I HEREBY CERTIFY, That on this

17

day of March

in the year one thousand nine hundred and Fifty-three, before me, the subscriber,
a Notary Public of the State of Maryland, in and for The City of Baltimore aforesaid,
personally appeared MIRIAM L. GAY, unmarried

the above named grantor , and she acknowledged the foregoing Deed to be her act,

Witness my hand and Notarial Seal.

Benjamin Holniker
BENJAMIN HOLNIKER Notary Public.

REC'D FOR RECORD *Mar. 19, 1953-11:15 A* M & RECORDED IN THE LAND RECORDS OF
BALTIMORE COUNTY, LIBER G.L.B. *2262* FOLIO *314* GEORGE L. BYERLY, CLERK.

This Deed, Made this

17th

day of

December

in the year one thousand nine hundred and fifty-five, by and between DAVID W. TWEEDALE and GOLDIE W. TWEEDALE, his wife, of Baltimore County, State of Maryland, parties of the first part, and ROBERT A. STOCKBRIDGE and MIRIAM B. STOCKBRIDGE, his wife, of the same place, parties of the second part.



Witnesseth, that in consideration of the sum of Five Dollars, and other valuable considerations, this day paid, the receipt whereof is hereby acknowledged, the said parties of the first part do hereby grant and convey unto the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, his or her

heirs and assigns, in fee simple, all that lot of ground situate in the First Election District of Baltimore County, in the State of Maryland, and described as follows, that is to say:

BEING known and designated as Lot No. 1 on the Plat of Norhurst, which Plat is recorded among the Land Records of Baltimore County in Plat Book J.W.B. No. 14, folio 5, having a frontage on the westerly side of Meyer Lane, as widened, of 64.28 feet, average width of 62.50 feet and an irregular depth. The improvements thereon being known as No. 600 Meyer Lane.

FOR TITLE, see the following two Deeds to the within named parties of the first part

- (1) Deed of Assignment dated March 15, 1948 and recorded among the Land Records of Baltimore County in Liber J.W.B. No. 1643, folio 496, from Norman A. Habighurst and wife;
- (2) Deed dated March 17, 1953 and recorded among the aforesaid Land Records in Liber G.L.B. No. 2262, folio 314, from Myrtle I. Gay, unmarried.

Together with the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

To have and to hold the said lot of ground and premises, unto and to the use of the said ROBERT A. STOCKBRIDGE and MIRIAM B. STOCKBRIDGE, his wife, as tenants by the entireties, their assigns, the survivor of them, his or her heirs and assigns, in fee simple.

And the said parties of the first part covenant that they will warrant specially the property hereby granted and conveyed, and that they will execute such further assurances of the said land as may be requisite.

Witness the hands and seals of the said grantors.

WITNESS:

Shawcross

NOTARY PUBLIC

David W. Tweedale [SEAL]
David W. Tweedale

Goldie W. Tweedale [SEAL]
Goldie W. Tweedale

State of Maryland, Baltimore City, to wit:

I HEREBY CERTIFY, that on this

17th

day of December

in the year one thousand nine hundred and fifty-three before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore City, personally appeared DAVID W. TWEEDALE AND GOLDIE W.

TWEEDALE, his wife, known to me, or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In Testimony Whereof, I hereunto set my hand and affix my notarial seal.

NOTARY'S SEAL
HERE

Shawcross
THOMAS L. KOEHLER
Notary Public.

My commission expires: May 2, 1955

RECORDED IN THE OFFICE OF THE CLERK OF THE BALTIMORE CITY CLERK'S OFFICE

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
600 Meyers Drive, Corner W/S Meyers Dr, * ZONING COMMISSIONER
N/S South Norhurst Way, 1st * OF BALTIMORE COUNTY
Election District, 1st Councilmanic *
William D. Mengers *
Petitioner * CASE NO. 96-276-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of February, 1996, a copy of the foregoing Entry of Appearance was mailed to William D. Mengers, 100 S. Rolling Road, Baltimore, MD 21228, Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

MICROFILMED

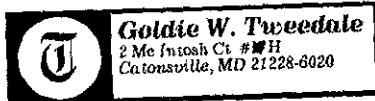
Wednesday.
Feb. 21-1996
To whom it may
Concern

Please be advised that my
husband + I had a home
built at 600 Meyers Drive,
Catonsville, as a 2-Apt. Home.

It was built by Mr.
Hobighurst - I believe ^{his} first
name was "Norman", in 1950.
My husband is deceased.

I understand the home is
owned now by Bill Mengers
whom I contacted when I
moved back to MD (from ILLINOIS)
in 1991 when I was looking for
an apt.

Sincerely
Mrs. Goldie W.
Tweedale



FEBRUARY 26 , 1996

The following residents of the Norhurst Way/ Woodhurst area are opposed to any zoning change that would allow for apartments in this neighborhood. The reasons for this opposition include:

- deterioration of property due to lack of care on the part of the owner and occupants
- setting a precedent that would lead to continued deterioration of the general area
- disruption of the family community which presently exists in the neighborhood

The only properties that have caused problems to the neighborhood in the past have been rentals.

NAME	ADDRESS	
Mary Tase	2019 Norhurst Way North	
Violet Curry	623 Woodhurst Way	
Brygg McHowen	615 Meyers Dr.	
Brygg McHowen	612 Meyers Dr.	
Mary E. Davis	610 Meyers Dr.	
Charles Keller	11 Cedar Ridge Court	
Joseph P. Ashbrook	6 CATONRIDGE COURT	
Jim Bindas	5 Catonridge Ct.	
John O. Brady Jr.	16 Catonridge Ct. 21228	
Theresa Brady	16 Catonridge Ct. 21228	
Karen McHenry	8 Catonridge Ct. 21228	
Krista Chism	10 Catonridge Ct 21228	
Virginia Zell	11 Caton Ridge Ct. 21228	

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- disruption of the family community which presently exists in the neighborhood

The only properties that have caused problems to the neighborhood in the past have been rentals.

NAME	ADDRESS	
Kevin Thompson	617 Woodhurst Way	
Kim Koppelman	43 Woodhurst Rd	
David Benoit	1885 N. Norhurst	
Mrs. Dittman	500 Westside Blvd.	
Mrs. Long	515 Woodhurst Way	
Ed L. Farnham	617 WOODSHURST WAY	
Jean C. Kelly	616 Woodhurst Way	
Thomas Kelly	616 Woodhurst Way	
Suzanne Middleton	603 Woodhurst Way	
Linda Farnham	619 Woodhurst Way	
Greg Farnham	619 WOODSHURST WAY	
Jackie Miller	621 Woodhurst Way	
Raymond Miller	621 Woodhurst way	

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- deterioration of property due to lack of care on the part of the owner and occupants
- setting a precedent that would lead to continued deterioration of the general area
- disruption of the family community which presently exists in the neighborhood

The only properties that have caused problems to the neighborhood in the past have been rentals.

NAME	ADDRESS	
Jane & Bruce	612 Norhurst Way, Catonsville 21228	
R. J. Conner	608 " " " "	
Spencer H. Quinn	604 Norhurst Way 21228	
Marlon Vogelvang	2029 Norhurst Way N. 21228	
Geo. Andrews	616 Norhurst Way 21228	
John Elwin	2018 Norhurst Way N. Catonsville	21228
Donald A. Murphy	608 MEYERS DR 21228	
Arthur Schatz	2008 Norhurst Way N. 21228	
Pat Brady	614 Norhurst Way 21228	
Mr. & Mrs. Robert Brady Jr.	602 Norhurst Way 21228	
Wm. Ruth Elliott	2025 Norhurst Way So. 21228	
Abel Brady Jr.	16 Catenridge Ct 21228	

The following residents of the Norhurst Way/ Woodhurst area are opposed to any zoning change that would allow for apartments in this neighborhood. The reasons for this opposition include:

- deterioration of property due to lack of care on the part of the owner and occupants
- setting a precedent that would lead to continued deterioration of the general area
- disruption of the family community which presently exists in the neighborhood

The only properties that have caused problems to the neighborhood in the past have been rentals.

[illegible]

Plat to accompany Petition for Zoning ☐ Variance ☒ Special Hearing

PROPERTY ADDRESS: 600 MEYERS DR.

Subdivision name: NORHURST

plat book # 14, folio # 5, lot # 1, section # NONE

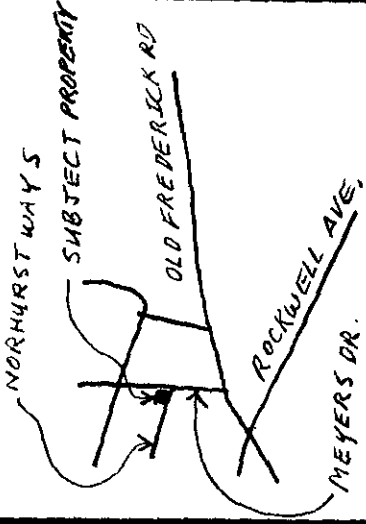
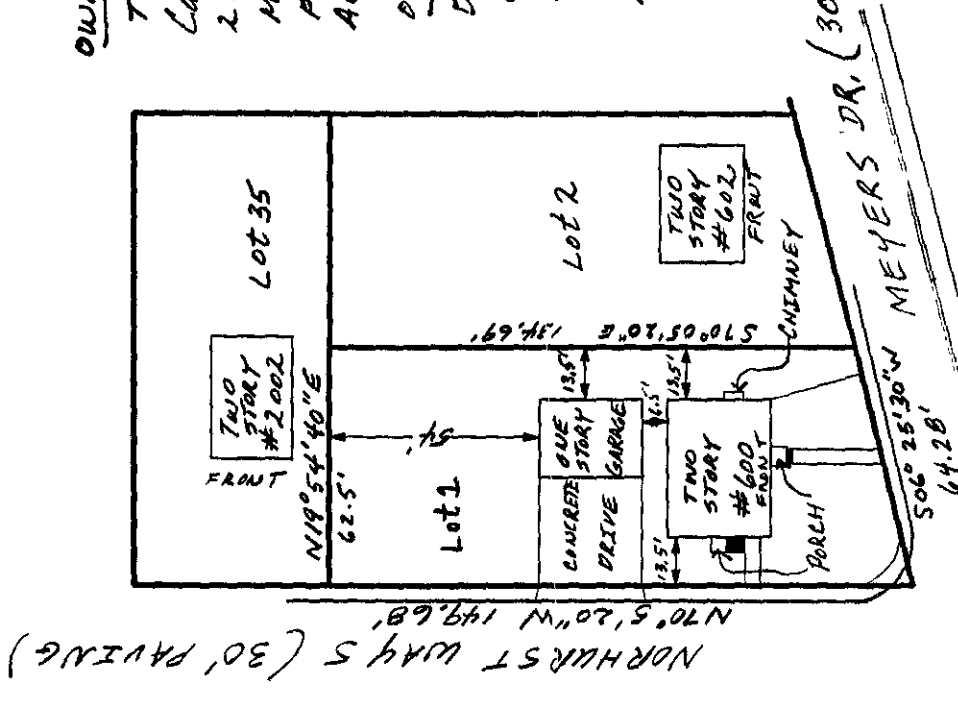
OWNER: William D. Mengers

see pages 5 & 6 of the CHECKLIST for additional required information

96-276-SPH

OWNER LOT #35
Thomas J. Reeb
Catherine J. Reeb
2002 NORHURST WAYS.
MAP 100
PAR 644
ACCT # 010118100400

OWNER LOT #2
DONALD R. SURPRENANT
602 MEYERS DR.
MAP 100 GRID 5
PAR 644
ACCT # 0111150100
DEED REC 9709/752



Vicinity Map
 North
 scale: 1"=1000'

LOCATION INFORMATION

Election District: 1 ST.

Councilmanic District: 1

1"-200' scale map#: SW-2G

Zoning: D.R.5.5

Lot size: 120 8,887
 acreage square feet

SEWER: ☒ public ☐ private
 WATER: ☒ YES ☐ NO
 Chesapeake Bay Critical Area: ☐ YES ☒ NO

Prior Zoning Hearings:

NONE

Zoning Office USE ONLY!

reviewed by: WDM ITEM #: 275 CASE #:



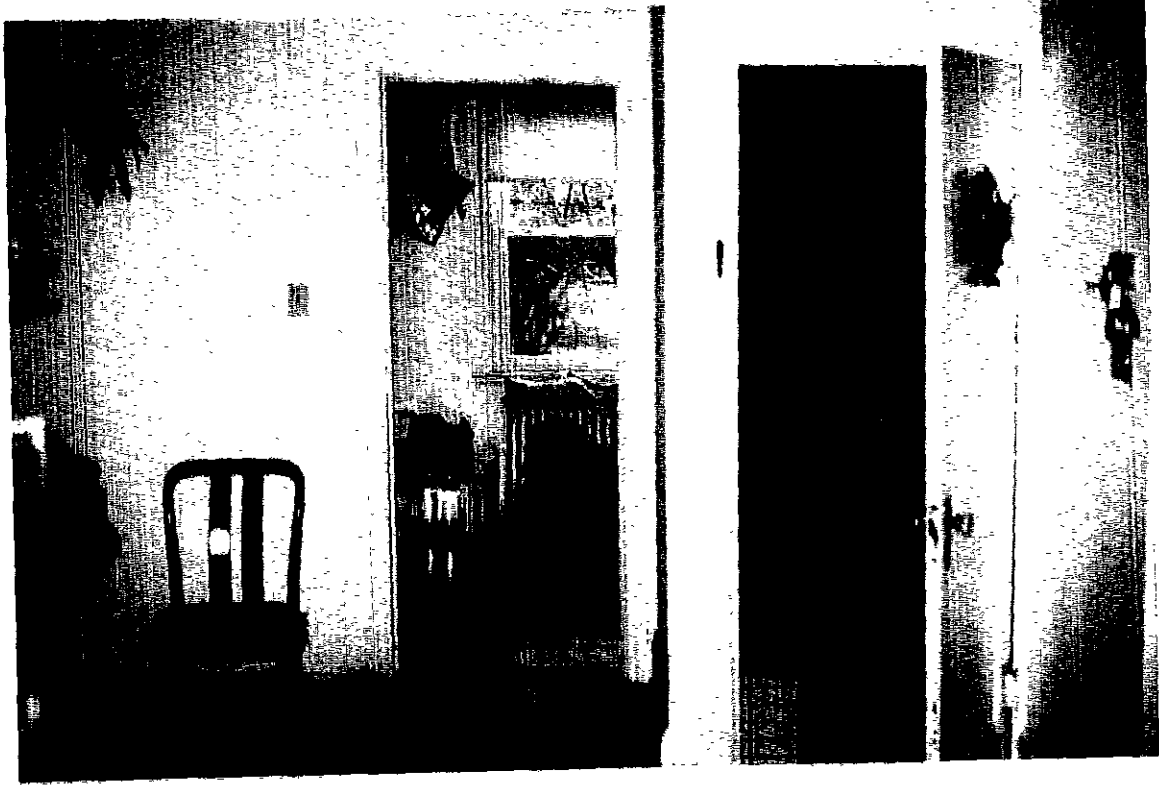
date: 1/16/96

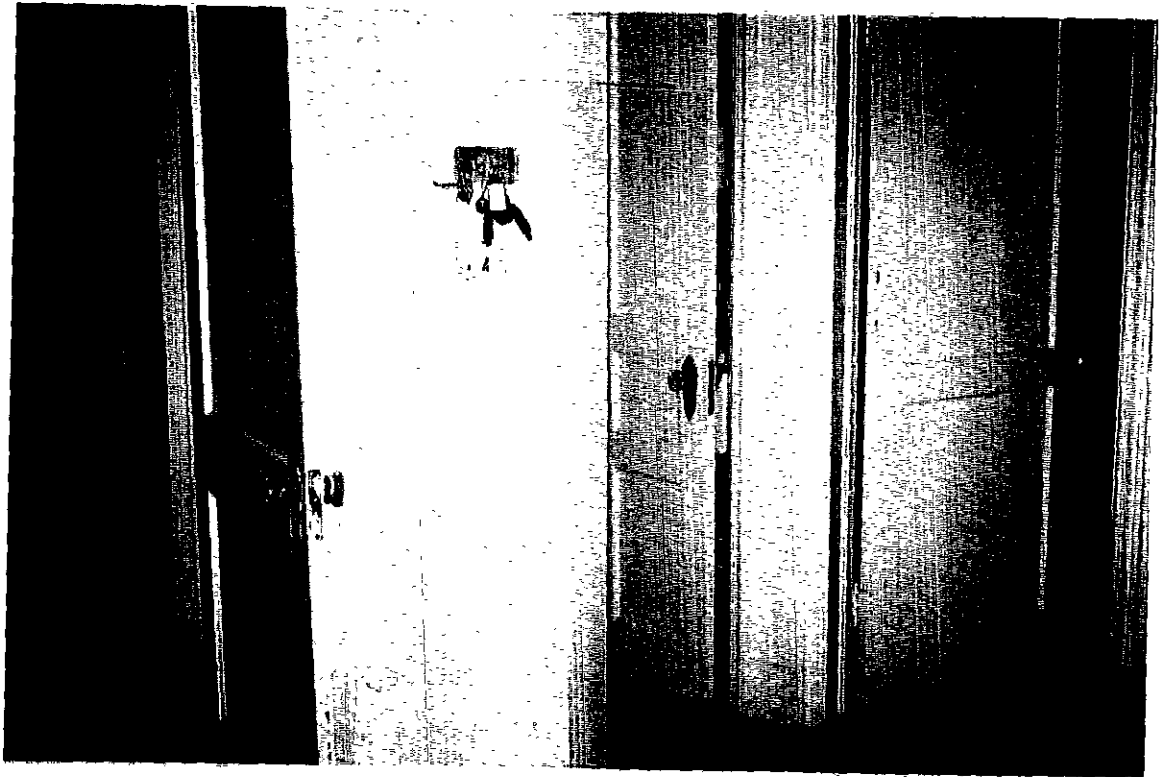
prepared by: W.D. Mengers

Scale of Drawing: 1"= 50'









photograph

Case 96-276-SH

2008-08-15

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

William O. Menges
JANE L. BOWIE
Wilbur Owens

100 S. Rolling Rd. Balto. Md. 21228
612 Norhurst Way, Catonsville
21228



IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
NW/Corner Meyers Drive and * ZONING COMMISSIONER
Norhurst Way
(600 Meyers Drive)
1st Election District * OF BALTIMORE COUNTY
1st Councilmanic District * Case No. 96-276-SPH
William D. Mengers
Petitioner * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for that property known as 600 Meyers Drive, located in the vicinity of Old Frederick Road in Catonsville. The Petition was filed by the owner of the property, William D. Mengers. The Petitioner seeks approval of a two-apartment dwelling on the subject property as a legal, nonconforming use. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition was William D. Mengers, property owner. Also present were Jane Bowie and Wilbert Owens, residents of the surrounding locale. There were no Protestants present, however, a Petition in opposition, which was signed by many of the residents in the neighborhood, was received by this office and has been incorporated into the record.

Testimony and evidence offered on behalf of the Petition revealed that the subject property consists of .20 acres, more or less, zoned D.R. 5.5 and is improved with a two-story dwelling and a detached one-story garage. Mr. Mengers has owned the property since March 1987. Presently, the dwelling consists of three apartments, one in the basement, and one each on the second and third floors. Apparently, the basement apartment is quite small; however, both the first and second floor apartments con-

tain two bedrooms, a kitchen, bath, and a living room and dining room area, respectively. Mr. Mengers noted that each apartment has a private entrance and has separate utility meters. In support of his request, Mr. Mengers introduced a copy of two deeds which are recorded in the Land Records of Baltimore County. These deeds indicate that the property was acquired by David W. Tweedale and his wife, Goldie W. Tweedale, in March of 1953, and subsequently sold by Mr. & Mrs. Tweedale in December of 1953. During this brief period of ownership, the subject dwelling was constructed. The Petitioner also submitted an affidavit from Mr. Thomas J. Reeb who resides immediately to the rear of the subject property at 2002 Norhurst Way South. This affidavit indicates that the subject property has been occupied as a two-apartment dwelling continuously and without interruption since it was built in 1953. Lastly, the Petitioner offered a letter from Mrs. Tweedale which confirms that she and her husband built the house in 1953 as a two-apartment dwelling. Mr. Mengers was unable to produce any competent evidence as to when the third apartment unit in the basement was added and conceded that he could only request a nonconforming use designation for two apartments. He further agreed that the third apartment would be removed shortly.

Ms. Bowie and Mr. Owens are residents of the surrounding community. They appeared mainly to monitor the proceedings and to register certain objections as to the maintenance of the property. Discussion regarding this issue disclosed that Mr. Mengers has recently made some improvements to the property and that he will make efforts in the future to assure that his tenants are properly maintaining the site. Ms. Bowie and Mr. Owens confirmed that the property has been utilized as an apartment building for so long as they have been familiar with the site.

- 2 -

A nonconforming use is defined in Section 101 of the Baltimore County Zoning Regulations (B.C.Z.R.) and regulated in Section 104 thereof. Essentially, a nonconforming use designation is bestowed on a property to grandfather same from a zoning regulation which prohibits an existing use. In this case, apartments were permitted under the zoning regulations which were in effect in 1953 when the house was constructed. When the regulations were comprehensively amended in 1955, only single family dwellings were allowed. Thus, in order to qualify for a nonconforming use status, the Petitioner must demonstrate that the use existed prior to 1955 and that such use has been continuous and without interruption since that time.

After due consideration of the testimony and evidence presented, it is clear that a legal nonconforming use of the subject property as a two-apartment dwelling exists and should be granted. The testimony and evidence offered in this regard was uncontradicted and persuasive. The affidavit of Mr. Reeb and the letter from Mrs. Tweedale are particularly relevant. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare. However, as noted earlier, a third apartment exists in the basement of this dwelling and the Petitioner agreed that this third apartment would be removed shortly. Therefore, as a condition of approval of the subject property as a nonconforming two-apartment dwelling, the Petitioner shall remove the third apartment within ninety (90) days of the date of this Order.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of March, 1996 that the Petition for Special Hear-

- 3 -

ing to approve a two-apartment dwelling on the subject property as a legal, nonconforming use, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petitioner shall have ninety (90) days from the date of this Order in which to remove the third apartment located in the basement of the subject dwelling.

LES:bjs

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date 3/11/96
By [Signature]

ORDER RECEIVED FOR FILING

Date 3/11/96
By [Signature]

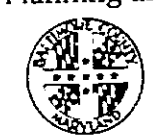
ORDER RECEIVED FOR FILING

Date 3/11/96
By [Signature]

ORDER RECEIVED FOR FILING

Date 3/11/96
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

March 11, 1996

Mr. William D. Mengers
100 South Rolling Road
Baltimore, Maryland 21228

RE: PETITION FOR SPECIAL HEARING
NW/Corner Meyers Drive and Norhurst Way
(600 Meyers Drive)
1st Election District - 1st Councilmanic District
William D. Mengers - Petitioner
Case No. 96-276-SPH

Dear Mr. Mengers:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Ms. Jane L. Bowie
612 Norhurst Way, Catonsville, Md. 21228

People's Counsel

File



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 600 MEYERS DR.
BALTO. MD. 21228
which is presently zoned D.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve the nonconforming use at a two-apartment dwelling.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City

State

Zipcode

We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Zoning Description

ZONING DESCRIPTION FOR 600 MEYERS DR. 96-276-SPH

Beginning at a point on the West side of Meyers Dr. which is 30 Ft. wide at the distance of 34 Ft. North-East of the centerline of Norhurst Way S which is 30 Ft. wide. Being Lot # 1, Block (none), Section (None), in the subdivision of Norhurst as recorded in Baltimore County Plat Book # 14, Folio # 5, containing 8,887 square Ft. Also known as 600 Meyers Dr. and located in the 01 Election District and the Councilmanic District.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1ST Date of Posting: 7/1/96

Posted for: Social Hearing

Petitioner: William D. Mengers

Location of property: 600 Meyers Drive

Location of Sign: 100 South Rolling Rd. Property being zoned

Remarks:

Posted by: [Signature] Date of return: 7/1/96

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/18, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/18, 1996.

THE JEFFERSONIAN,

A. Henickson
LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, to advise the public of the hearing on the proposed Special Hearing on the subject property, hereby gives notice that a public hearing will be held on the subject property at the County of Baltimore, 111 W. Chesapeake Avenue, 11th Floor, Towson, Maryland 21204 on the following date and time:

Case: 96-276-SPH
Date: 3/11/96
Time: 10:00 a.m. to 1:00 p.m.
Location: 111 W. Chesapeake Avenue, 11th Floor, Towson, Maryland 21204

Legal Owner(s):
William D. Mengers

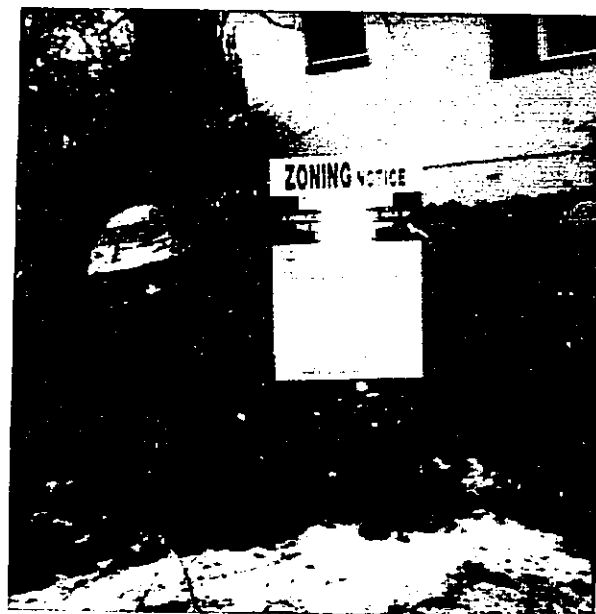
Special Hearing: to approve the nonconforming use of a two-apartment dwelling.

Notice: Wednesday, February 28, 1996 at 10:00 a.m. in Room 114, 1st Floor, Towson, Maryland 21204

NOTES: (1) Hearings are held on Wednesdays, 10:00 a.m. to 1:00 p.m. in Room 114, 1st Floor, Towson, Maryland 21204. (2) For information concerning the hearing, please call 887-3391. (3) For information concerning the hearing, please call 887-3391.

2/17/96 PLS. R. C. 2024

275



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 1-17-96 ACCOUNT: 01-615
AMOUNT: \$ 85.00
RECEIVED FROM: Mengers, William - 600 Myers Drive
FOR: 1300 South Rolling Road - \$50.00
500 Myers Drive - 4.00
8.00
105.00
VALIDATION OR SIGNATURE OF CASHIER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 275 Petitioner: William D. Mengers

Location: 600 Myers Drive

PLEASE FORWARD ADVERTISING BILL TO:

NAME: William D. Mengers

ADDRESS: 100 South Rolling Rd.

Baltimore, MD 21228

PHONE NUMBER: (410) 788-0338

Printed with Soybean Ink
on Recycled Paper

12

TO: POTOMAC PUBLISHING COMPANY
February 8, 1996 Issue - Jeffersonian

Please forward billing to:

William D. Mengers
100 South Rolling Road
Baltimore, MD 21228
788-0338

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-276-SPH (Item 275)
600 Myers Drive
corner W/S Myers Drive, N/S South Norhurst Way
1st Election District - 1st Councilmanic
Legal Owner: William D. Mengers

Special Hearing to approve the nonconforming use of a two apartment dwelling.

HEARING: WEDNESDAY, FEBRUARY 28, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824

January 31, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-276-SPH (Item 275)
600 Myers Drive
corner W/S Myers Drive, N/S South Norhurst Way
1st Election District - 1st Councilmanic
Legal Owner: William D. Mengers

Special Hearing to approve the nonconforming use of a two apartment dwelling.

HEARING: WEDNESDAY, FEBRUARY 28, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon
Director

cc: William D. Mengers

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 21, 1996

William D. Mengers
100 South Rolling Road
Baltimore, MD 21228

Re: Item No.: 275
Case No.: 96-276-SPH
Petitioner: W. D. Mengers

Dear Mr. Mengers:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on January 17, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Feb. 5, 1996
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for February 5, 1996
Items 272, 273, 275, 276 and 278

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: February 2, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 273, 274,
275, 277, 278, 279, 281, 282, and 285

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long
Division Chief: Edna L. Kerns

PK/JL

ITEM273/PZONE/ZAC1

Baltimore County Government
Fire Department



788 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 01/29/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: WILLIAM D. MENGERS

LOCATION: CORNER W/S MEYERS DR./N/S SOUTH NORHURST WAY. (600 MEYERS DR.)

Item No.: 275 Zoning Agenda: SPECIAL EXCEPTION

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

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on Recycled Paper

The following residents of the Norhurst Way/ Woodhurst area are opposed to any zoning change that would allow for apartments in this neighborhood. The reasons for this opposition include:

- deterioration of property due to lack of care on the part of the owner and occupants
- setting a precedent that would lead to continued deterioration of the general area
- disruption of the family community which presently exists in the neighborhood

The only properties that have caused problems to the neighborhood in the past have been rentals.

NAME	ADDRESS	
Miss Brown	617 Woodhurst Way	
Mr. Kerschbaum	43 Woodhurst Ave	
Mr. B. J. J.	225 Woodhurst	
Miss K. H. H.	500 Woodhurst Blvd.	
Mr. Long	515 Woodhurst Way	
Ed. J. J.	617 Woodhurst Way	
John C. K.	616 Woodhurst Way	
Thomas K.	616 Woodhurst Way	
Samuel K.	603 Woodhurst Way	
John K.	619 Woodhurst Way	
Wm. J.	619 Woodhurst Way	
Jackie Miller	621 Woodhurst Way	
Raymond Miller	621 Woodhurst Way	

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NAME	ADDRESS
John A. Brown	612 Northurst Way, Columbia 21228
John Brown	608 " " "
William H. Brown	604 Northurst Way 21228
Marion Vogelzang	2029 Northurst Way N. 21228
Geo. C. Cline	616 Northurst Way 21228
John Brown	2018 Northurst Way, N. 21228
Donald D. Brady	608 MEYERS DR 21228
Harry Schatz	3008 Northurst Way N. 21228
Pete Brady	614 Northurst Way 21228
Maxine Brady	602 Northurst Way 21228
William H. Cline	2025 Northurst Way So. 21228
John Brady	16 " " " " 21228

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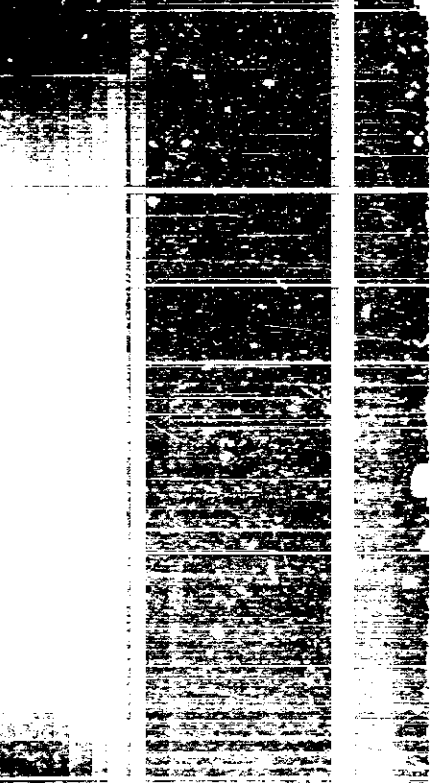
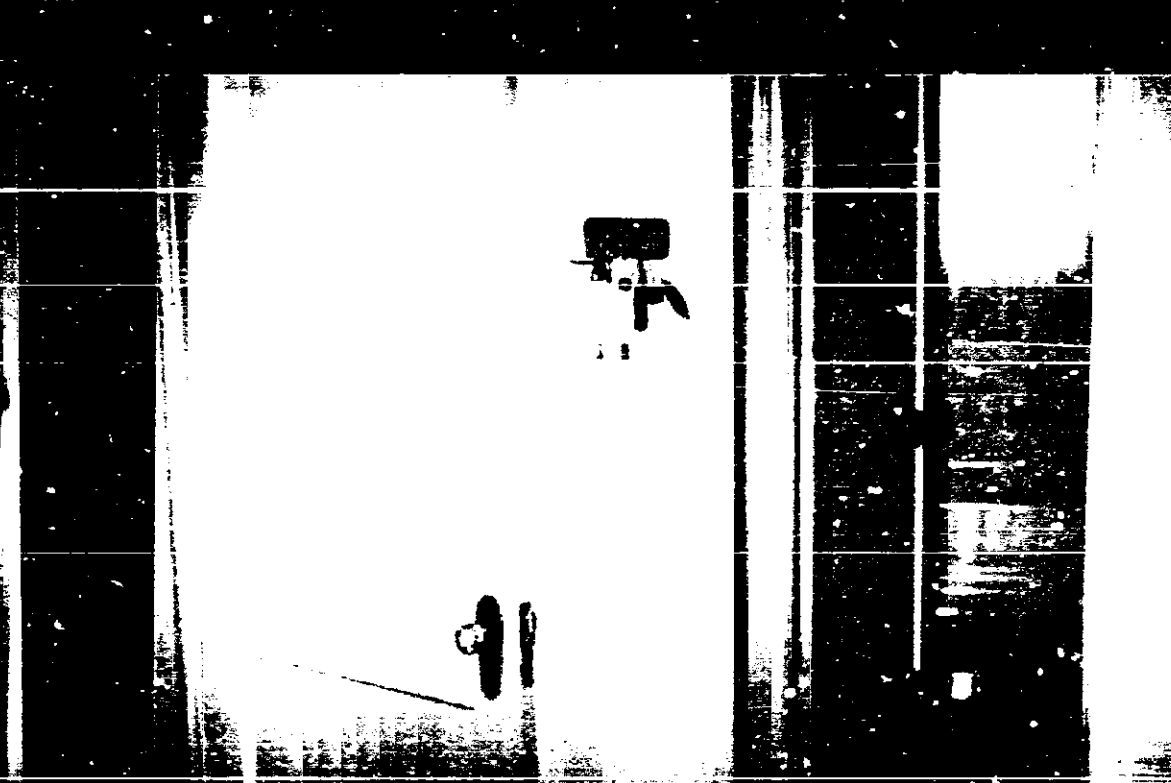
The only properties that have caused problems to the neighborhood in the past have been rentals.

[illegible]

NAME	ADDRESS
William D. Meagles	100 S. Rolling Rd. Balto, Md. 21228
JANE L. BOWIE	612 Alcockhurst Way, Catonsville 21228
Wilbur Owens	

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on Recycled Paper[illegible]

photograph
Case 96-276-SH



96-276-SPH



**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

William A. Howard II
Chairman, County Council

SCALE
1" = 200'
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
CATONSVILLE
SHEET
S.W.
2-6

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD 21210

#275